



first national
REAL ESTATE

First National Nowra

68 North Street, Nowra
P 4423 5555 F 4423 5500
E nowrafn@nowrafn.com.au



How to Boost your Property Appraisal Figure

When the time comes to sell your house, the first thought that will come to mind is 'what is the value of my property'? The advantages of a property appraisal are that a qualified agent can share their knowledge with you. You can then apply that knowledge to future changes.



Many homeowners make an initial investment by purchasing the property and then increasing the value of their investment over time. However there is a distinction between changes that are needed and changes that you want.

Below is a list of a few things you can do to your property improving both the value as well as your lifestyle.

- **LANDSCAPING** – get a professional landscaper in to create a low maintenance & stylish garden. But ensure you also maintain the garden regularly!
- **PAINTING** – a fresh paint job can make the world of difference to the outside appearance of your property. Even if it's just the window frames or architraves. Try not to stray too far from the existing colour scheme. Adding quirky touches won't be accepted well or add value to many potential buyers.
- **INTERNAL SPACES** – Understanding which walls in your house are 'load bearing' can be very useful. Removing a non-essential wall can open up a living space and add considerable value. The change in your property listing from 'separate' to 'open plan living space' can make a huge difference to buyer interest.
- **EXTERNAL SPACES** – creating new spaces in your garden opens the opportunities for a wider range of buyers. Look for empty space that might be useful and add fish pond or a water feature. Even an elegant outdoor setting under a tree can transform 'the back yard' into a 'leafy outdoor entertaining area'.

There are dozens of possibilities but starting with the basics keeps things achievable and affordable. Talk to your real estate agent during your appraisal. They will often have tips about what buyers are currently looking for, giving you an insight for future improvements you can make.

Feature Property:
40 Hay Avenue,
SHOALHAVEN HEADS

our team



Anthony Rizzuto



John Egan



Chris Tuminello



Ben Ward



Renay Gentles



John
Ludewig



Lauren
Bullock



Jessica
Thompson



Stacey
Atherton



Taylor
Jones



Brooke
White

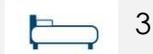


Eleanor
Paech



Talissa
Deaudney-Moore

19 Plunkett Street, NOWRA



3



1



2

- Your opportunity at the top of town
- Decent sized lounge & family room
- Entertaining deck with northerly aspect
- 2.7m ceilings, timber floors, air con, town gas
- Garage & carport, level 797m2 block

Rent: Currently \$330 per week

Round rugs give interiors a new angle

Furniture typically has right angles. So it makes sense that for most people, the classic rectangle area rug feels like a safe choice. But there are some specific situations where a room could really sing with the addition of a round rug.



Here are six guidelines to help you know when a round rug might be a great fit for your room:

- Highlighting curved architectural details
- Showcasing another circular object
- To create a vignette or distinct zone
- Layering your carpet or area rug with a bold accent rug
- Making a small room feel larger
- Your standard rectangle shape doesn't work

3/11 Purdie Crescent, NOWRA

\$315,000



2



1



1

- Renovated with new paint work & floor coverings
- Small complex of six low maintenance villa's
- Private entrance though the gated remote carport
- Covered patio, easy care yard, storage shed
- Ideal investment property or retirement home

Rent potential: \$300 per week

Historical Town Plans

Last month Shoalhaven Historical Society were very appreciative to receive historical town plans for the Bomaderry CBD and a rare photograph of the old Albion Hotel in the Nowra CBD.

